

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX) planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:								
MLOW 33-22	RECEIVED:	DEGEIVED APR 0 5 2022 BONNER COUNTY						
PROJECT DESCRIPTION:		PLANNING DEPARTMENT						
Name of Minor Land Division plat: NACCARATO ACI								
Traine of Millor Land Division plat. NACCARATO ACI	KES							
APPLICANT INFORMATION:								
Landowner's name: JOHN NACCARATO, Manager	di gallida para para di 4 ministrativa di 1,5 di 4 ministrativa di 1,5 di 1,5 ministrativa di 1,5 di							
Mailing address: 1824 E. Sundown Drive	CONTRACT OF THE STATE OF THE ST							
City: Coeur d'Alene	State: ID	Zip code: 83814						
Telephone: (208) 659-0878	Fax:							
E-mail:johnknacc@outlook.com	es des este de despublicates de titals anticipat de déciminante des autres des autres des de deux que des destruits des la deux que de destruits des la deux que de destruits de la deux que de la deux de la deux de la deux que la deux de la deux de la deux que la deux de la deux de la deux que la deux de la deux dela deux de la deux de la deux de la deux deux de la deux de							
REPRESENTATIVE'S INFORMATION: Representative's name: HEATH HARTWIG								
Company name: H2 SURVEYING AND ENGINEERING LLC	The second section (1) and the second							
Mailing address:PO BOX 2916	rte at the and table and another plant of the florest plant of the plant of the term of the another plant of the term of the age agree							
City:HAYDEN	State:ID	Zip code:83835						
Telephone:2087711685	Fax:							
E-mail:HHARTWIG@H2SURVEY.COM								
ADDITIONAL APPLICANT REPRESENTATIVE IN Name/Relationship to the project:	FORMATION:							
Company name:	The state of the s							
Mailing address:								
City:	State:	Zip code:						
Telephone:	Fax:							
E-mail:								
PARCEL INFORMATION:								
Section #:19 Township:56N Range:4N	W Parcel acr	eage:21.164						
Parcel # (s):RP56N04W197201A								
Legal description: 19-56N-4W N 445.5FT OF N2SE E OF CO RD								
Current zoning:R5	- Start Start & SO ! A start Earling Initial Carlot							
What zoning districts border the project site?								

North-R5 RUE	RAL RESIDENTIAL	East:R10, RURAL RESIDENTIAL					
A grant to the first of the second contract of the contract of							
South:R5, TRANSITION West:R5, TRANSITION Comprehensive plan designation:							
1 Charles and the contract of	surrounding land (describe lot sizes.						
Construction and a second and a	AGRICULTURE, +/-20 AGRICULTURE	, structures, usesj:					
	39 AGRICULUTRE						
East:+/-80 AGF							
PARTICIPATION OF THE PARTICIPA	AGRICULTURE, RESEDENTIAL						
promote the second contract of the second con		yes, which city?:					
		SHWAY 2 AND HIGHWAY 57 TRAVEL EAST ON HIGHWAY 2 APPROXIMATELY OAD AND TURN LEFT (NORTH) ONTO THE EAST SIDE ROAD THEN TRAVELING					
		IT SIDE ROAD AND THE EAST SETTLEMENT ROAD AND TURN RIGHT (EAST)					
		MATELY A HALF MILE THE SITE IS LOCATED ON THE LEFT OR LOOKING EAST					
The country of the							
ANDINIONA							
	L PROJECT DESCRIPTION:						
Note of the contract of the co	t recording information:						
NAME OF TAXABLE PARTY O	tion is for : NACCARATO ACRES						
Proposed lots		Depth to Width Ratio (D:W)					
Lot #1	Proposed acreage: 5.026	1:1					
Lot #2	Proposed acreage: 5.011	1:1					
Lot #3	Proposed acreage: 5.011	1:1					
Lot #4	Proposed acreage: 6.116	1:1					
Remainder	Proposed acreage:	N/A					
		g acreage: WE ARE PROPOSING TO SPLIT THE PROPERTY INTO FOUR					
LOTS ALL OF WHIC	H ARE AT OR ABOVE FIVE ACRES						
SITE INFOR	MATION:						
Please provid	le a detailed description of the follow	ving land features:					
		d maximum slope, rock outcroppings, benches, etc:					
LAND IS MOSTLY F	LAT WITH NO EXISTING ROCK OUTCROPPINGS OR	BENCHES LOCATED ON SUBJECT PROPERTY. TOPOGRAPHY GRADUALLY					
SLOPES UP FROM EAST END OF PASTURE LAND TO THE EAST PROPERTY LINE							

Water courses (lakes, streams, rivers & other bodies of water): THERE ARE NO EXISTING WATER COURSES LOCATED ON SUBJECT PROPERTY

Springs & wells: There are currently no springs or wells located on subject property

Exi	sting structures (size & use): THERE ARE CURRENTLY NO EXISITNG STRUCTURES ON SUBJECT ROPERTY
	ed cover (timber, pastures, etc): Mostly pasture land with some timber located on the easterly side of subject PERTY
	wetlands present on site? Yes V No Source of information: FEMA od Hazard Zones located on site: X D A AE DFIRM MAP: PANEL 0867E
Oth	er pertinent information (attach additional pages if needed): SEE ATTACHED
	CESS INFORMATION: ase check the appropriate boxes:
	Private Easement Existing Proposed Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: THERE WILL BE A 40' WIDE INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT GRANTED WITH THIS PLAT FOR THE BENFEIT OF PROPOSED LOTS 2, 3 AND 4
	Public Road Existing Proposed Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: THERE IS AN EXISITING 50' PUBLIC RIGHT-OF-WAY ACROSS THE SETTLEMENT ROAD. THE SETTLEMENT ROAD IS MOSTLY FLAT IN THE AREA OF SUBJECT PROPERTY WITH APPROXIMATELY AN 18' WIDE TRAVEL-WAY WIDTH THAT IS GRAVEL
	Combination of Public Road/Private Easement
	ublic road dedication proposed as part of this minor land division?
List	existing access and utility easements on the subject property.

SERVICES:

Sew	age disposal will be provided by:								
	Existing Community System - List name of sewer district or provider and type of system:								
	Proposed Community System – List type & proposed ownership:								
X	Individual system – List type:								
and	Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: INDIVIDUAL SEPTIC AND DRAINFIELD SYSTEMS WILL BE INSTALLED WITH PANHANDLE HEALTH DISTRICT APPROVAL FOR EACH OF THE PROPOSED LOTS.								
Y	the sanitary restriction be lifted by the Panhandle Health District? Tes No Ter will be supplied by:								
	or in the dappined sy.								
	Existing public or community system - List name of provider:								
	Proposed Community System – List type & proposed ownership:								
×	Individual well								
Plea: and	se explain the water source, capacity, system maintenance plan, storage and delivery system other details: THERE WILL BE INDIVIDUAL WELLS INSTALLED ON EACH OF THE PROPSED LOTS.								
Whic	ch power company will serve the project site?								
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.									
Land	Landowner's signature: Date: 3/29/22								
Land	Landowner's signature: Date:								

NACCARATO ACRES BOOK PAGE INSTRUMENT # A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, **BASIS OF BEARINGS** TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, BEARS SOUTH 89'15'34" EAST, AS SHOWN ON R1. BONNER COUNTY, IDAHO UNPLATTED QUARTER CORNER
FOUND 2 1/2" BRASS CAP MARKED
"922" PER CP&F BY CUSTER INSTRUMENT
#19,20-56N-4W-P-5-1 CPF **BASIS OF BEARINGS** S89"15'34"E 2648.99 2650.18 (R1) S8975'34"E **2149.33** 2650.32 (R2 & R3) CENTER QUARTER
FOUND 5/8" REBAR MARKED
"8792" CP&F TO BE FILED
WITH THIS SURVEY -INITIAL POINT 19 LOT 1 LOT 2 LOT 3 LOT 4 218,300 SQ. FT. 5.011 ACRES 218,300 SQ. FT. 5.011 ACRES N8975'34"W 1403.18 238.06 S89'23'10"E -42.29 490.01 1987.77 _25_-PROPOSED 40' INGRESS, -EGRESS, UTILITY AND MAINTENANCE EASEMENT N8975'34"W UNPLATTED UNPLATTED 716.88 N8915'35"W 2650.20 AS-BUILT CENTERLINE ---LINE TABLE RECORD INFORMATION LINE BEARING DISTANCE R1—RECORD OF SURVEY, INSTRUMENT #525713, RECORDS OF BONNER COUNTY, IDAHO.

R2—RECORD OF SURVEY, INSTRUMENT #547547, RECORDS OF BONNER COUNTY, IDAHO.

R3—RECORD OF SURVEY, INSTRUMENT #887909, RECORDS OF BONNER COUNTY, IDAHO.

D1—WARRANTY DEED, INSTRUMENT #951120, RECORDS OF BONNER COUNTY, IDAHO.

D2—QUIT CLAIM DEED, INSTRUMENT #699562, RECORDS OF BONNER COUNTY, IDAHO.

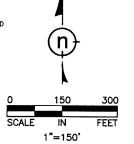
D3—AEDIDANT OF SCRIVENIES'S ERBORD, INSTRUMENT #976176 L1 N 18'29'59" W 168.69 L2 N 20'41'33" W 202.77 L3 N 19'42'14" W 44.29 **CURVE TABLE** CENTRAL CHORD CURVE DISTANCE RADIUS C1 59.30 1425.00 ANGLE 02°23'04" BEARING DISTANCE D3-AFFIDAVIT OF SCRIVENER'S ERROR, INSTRUMENT #976176, RECORDS OF BONNER COUNTY, IDAHO. N 18'30'42" W 59.29 19 ♥ /20 30 N89'00'31"W 2652.65 30▲29 QUARTER CORNER CALCULATED POSITION PER SECTION CORNER FOUND 2 1/2" BRASS CAP MARKED "922" CP&F BY CUSTER, INSTRUMENT #19.20,30,2-56N-4W-R-5-1 CPF **LEGEND** SURVEYOR'S NARRATIVE ★ = CALCULATED POINT (NOTHING FOUND OR SET) 1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PROPERTY DESCRIBED IN QUITCLAIM DEED INSTRUMENT #699562 (D2). > = FOUND 2 1/2" BRASS CAP MARKED "922" 2. THE AS-BUILT CENTERINE OF THE SETTLEMENT ROAD SHOWN HEREON WAS DETERMINED BY R2 WITH ADDITIONAL FIELD DATA COLLECTED AT THE TIME OF THIS SURVEY. ● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "CASH 8792" (UNLESS OTHERWISE NOTED) O = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"

= BOUNDARY LINE

- = LOT LINE ----- = ADJACENT PROPERTY LINE ---- = EASEMENT LINE

- = QUARTER SECTION LINE

--- = RIGHT-OF-WAY LINE --- = CENTER LINE — = SECTION LINE



- 3. THERE IS A PROPOSED 40' WIDE INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT FOR THE BENEFIT OF LOTS 2, 3 AND 4 AS SHOWN HEREON.
- 4. SEE RECORD INFORMATION FOR DOCUMENTS USED TO PREPARE THIS PLAT AND ASSIST IN THE BOUNDARY DETERMINATION. THERE WERE NO NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
- 5. SANITARY RESTRICTION: SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER ON LOT 2 WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS ARE LIFTED BY PANHANDLE HEALTH DISTRICT.
- 6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- 7. THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED IN AUGUST, 2021.



DATE: MARCH, 2022 PROJECT NUMBER: 2021-237

SHEET 1 OF 2



NACCARATO ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK	, PAGE
INSTRUME	NT#

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT KEN-ANN PARTNERSHIP IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS NACCARATO ACRES.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH 54 RODS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19 LYING EAST OF SETTLEMENT ROAD.

CONTAINING 20 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

GRANTING:

A 40' INGRESS/EGRESS, UTILITY, AND MAINTENANCE EASEMENT.

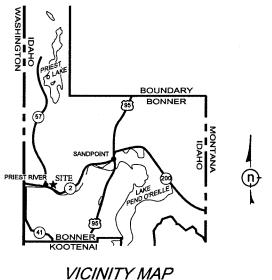
BE IF FURTHER KNOWN THAT

WATER SERVICE FOR LOTS 1-4 WILL BE PROVIDED BY A INDIVIDUAL WELLS.

SANITARY SEWER SERVICE FOR LOTS 1-4 WILL BE PROVIDED BY AN ONSITE SEPTIC SYSTEM.

JOHN NACCARATO, REPRESENTATIVE

DATE



ACKNOWLEDGMENT

STATE OF
COUNTY OF
THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NIC ON THE DAY OF, 2022.
BY: JOHN NACCARATO, REPRESENTATIVE
(SIGNATURE OF NOTARY PUBLIC)
RESIDING AT

NANCY E. NICK NOTARY PUBLIC-STATE OF IDAHO COMMISSION NUMBER 28829 MY COMMISSION EXPIRES 10-31-2027

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS
CERTIFICATE HAVE BEEN PAID THROUGH
THIS DAY OF 2022.
BONNER COUNTY TREASURER

BONNER COUNTY COMMISSIONERS

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THIS	PLAT	WAS	APPRO	VED B	Y THE	BONNER	COUNTY	BOARD	OF	COMMISSIO	ONERS	Oŧ
THIS			AY OF					, 2022.				

CHAIRMAN

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR R COUNTY, IDAHO AT THE REQUEST OF JOHN NACCARA		THE RECORDER OF BONN
THIS DAY OF	_, 2022, AT	M. AND DULY
RECORDED IN BOOK OF PLATS AT PAGE(S)		AS INSTRUMENT
NUMBER		
FEE: \$		
BY DEPUTY:		
BONNER COUNTY RECORDER:		

BONNER COUNTY PLANNING DIRECTOR

-	<i>-,</i>	, ,,	/ L		, , ,	•		, 1, 4,	•,,	VO DITUE OT OT	
THIS	PLAT	HAS	BEEN	EXAMINED	AND	APPR	OVED.	DATED	THIS	DAY	
OF.				2022							

BONNER COUNTY SURVEYOR

BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY SURVEYOR

		THE HEREIN PLAT AND C THE STATE CODE PERTAIN	
DATED THIS	DAY OF	2022.	

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.





7600 N. MINERAL DR., STE. 900 • COEUR D' ALENE, ID 83815 PHONE: (208) 772-6600 • FAX: (208) 772-6619 WWW.h2SURVEY.COM

DATE: MARCH, 2022 PROJECT NUMBER: 2021-237

SHEET 2 OF 2